



UNIT # _____

LEASE BEGINNING DATE: _____ LEASE ENDING DATE: _____

INTERVIEW DATE: _____ DAY: _____ TIME: _____

RENTAL CHECK FORM

✓ PLEASE CHECK THE APPROPRIATE BOX ON WHAT IS COMPLETED OR PENDING

OWNER'S NAME

RENTER'S NAME

	COMPLETED	PENDING
❖ NOTICE OF INTENT	_____	_____
❖ APPLICATION (\$150 CHECK)	_____	_____
❖ TAGMASTER PARKING PERMIT FEE (\$25 CHECK)	_____	_____
❖ TENANT ASSIGNED FOB(S) FORM	_____	_____
❖ PHOTO ID	_____	_____
❖ LEASE CONTRACT	_____	_____
❖ UNIFORM LEASE ADDENDUM	_____	_____
❖ BACKGROUND CHECK	_____	_____
❖ FAMILY TREE/INFORMATION FORM	_____	_____
❖ HOUSERULES/GENERAL RULES	_____	_____
❖ DECAL-SPACE #	_____	_____

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 2024

RENTAL APPLICATION FOR OCCUPANCY

Association Name: Pompano Aegean

Unit.# _____ Bldg.# _____ Address applied for: _____

Applicant _____ Date of Birth _____ Social Security # _____

Circle One: Single - Married - Separated - Divorced - How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Applicant's Cell Number(s) _____ Applicant's Email Address _____

Co-Applicant _____ Date of Birth _____ Social Security # _____

Other legal or maiden name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

Co-Applicant's Cell Number(s) _____ Co-Applicant's Email Address _____

No. of people who will occupy unit - Adults (over age 18) _____

Names and ages of others who will occupy unit _____

In case of emergency notify _____ Address _____ Phone _____

RESIDENCE HISTORY (Seven Years History Required)

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Dates of Residency: From _____ to _____

B. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Dates of Residency: From _____ to _____

C. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Dates of Residency: From _____ to _____

Are you using a realtor? Yes _____ No _____ If yes: Realtor's name _____

Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant) _____ State Issued _____

Driver's License Number (Secondary Applicant) _____ State Issued _____

Make _____ Type _____ Year _____ License Plate No. _____

Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____



EMERGENCY CONTACT FORM

UNIT NO. _____

NAME: _____

NAME: _____

HOME ADDRESS:

HOME PHONE _____ CELL: _____

PRIMARY EMAIL: _____ OTHER EMAIL: _____

EMERGENCY CONTACT (S)

PRIMARY EMERGENCY CONTACT:

NAME _____ RELATIONSHIP _____

ADDRESS _____

HOME PHONE: _____ CELL: _____

SECONDARY EMERGENCY CONTACT:

NAME _____ RELATIONSHIP _____

ADDRESS _____

HOME PHONE: _____ CELL: _____

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____



1010 South Ocean Blvd
Pompano Beach, FL 33062
P: 954-782-2600
F: 954-782-2814

TAGMASTER ACTIVATION FORM

DATE _____

NAME _____ UNIT NO. _____

LEASE PERIOD _____

TAGMASTER NO. _____ TAGMASTER FEE \$ _____ SPACE # _____

RENTER SIGNATURE

RENTER SIGNATURE

NOTES: _____



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TENANT KEY "FOB" USAGE FORM!

DATE _____

TENANT(S) NAME _____ UNIT NO. _____

LEASE PERIOD _____

FOB 1 #. _____ FOB 2 #. _____

CELL NO. _____ CELL NO. _____

RENTER SIGNATURE

RENTER SIGNATURE

Tenant(s) are not allowed to purchase additional "FOB" devices; only unit owners. Lost or stolen "FOB" device(s) must be reported to the management office.

POMPANO AEGEAN CONDOMINIUM ASSOCIATION, INC.
UNIFORM LEASE ADDENDUM

THIS LEASE ADDENDUM (the "Addendum"), entered this _____ day of _____, 20____, by and between Pompano Aegean Condominium Association, Inc. (the "Association"), _____, the record title owner (the "Owner") or "Landlord") of Unit _____ (the "Unit") and _____ ("Tenant") for the use and occupancy of that certain real property located within the condominium is hereby incorporated by and referenced into the existing lease between Landlord and Tenant (the "Lease").

Execution of this Lease Addendum is a required condition of rental of a unit, pursuant to the authority of the Association contained in Article IX, Section 1(f) of the Declaration of Condominium.

1. The parties hereby acknowledge and agree that Tenant and any other authorized persons who have been screened and approved by the board of directors are hereby subject to the Declaration of Condominium, Articles of Incorporation, Bylaws, and Rules & Regulations ("Governing Documents"). Tenant and Owner acknowledge and agree that the breach of the Governing Documents by the Tenant or any family member, guest, or invitee of Tenant, is a material breach of the Lease and this Addendum. ANY FAILURE OF A TENANT OR PERSONS FOR WHO TENANT IS RESPONSIBLE TO ABIDE BY THE GOVERNING DOCUMENTS, LEASE, OR THIS ADDENDUM SHALL BE IMMEDIATE GROUNDS FOR EVICTION AND TERMINATION OF THE LEASE AND THIS ADDENDUM BY THE ASSOCIATION. If Association institutes any proceeding, including, but not limited to, any pre-suit proceeding, arbitration, or lawsuit, to enforce compliance of the Governing Documents, the Lease, or this Addendum, or to terminate the Lease or this Addendum, and/or to evict Tenant and/or any other occupants, Association is entitled to recover from Landlord and Tenant, jointly and severally, all costs and reasonable attorney's fees incurred therein whether suit be brought or not, including all appellate levels. Landlord hereby appoints the President of the Association as Landlord's attorney-in-fact for the purpose of exercising Landlord's eviction rights and, if necessary, to retake possession of the Unit by and on behalf of the Landlord. Landlord acknowledges and agrees that Landlord shall pay the Association all costs and attorney's fees incurred by the Association in enforcing the Governing Documents, the Lease, and this Addendum.
2. Tenancy pursuant to this lease shall commence on _____ and this lease expires as of _____ at which time Tenant shall vacate and remove all personal belongings. Assignment, sub-rental, extensions, or renewals are prohibited absent the written approval of the board of directors and any terms purporting to extend, renew or otherwise allow occupancy after the stated term or by persons other than those screened and approved by the Association are null and void.

3. Tenant shall occupy the premises him/herself along with the following individuals:

No other person shall occupy the unit in the absence of a Tenant. Any Additional occupants must be screened and approved before they may reside in the unit or utilize association facilities.

4. The parties agree that this Addendum is subject to and subordinate to the Governing Documents, all assessments, advances, or other charges which may affect or become a lien upon the Unit. The parties further acknowledge that Tenant is prohibited from maintaining pets within the unit or bringing pets on to the condominium property.
5. Tenant shall be assigned parking space number _____ for Tenant's registered vehicle use. Any parking decal issued by the Association shall automatically expire at the end of the term as stated above.
6. The Association is not liable to Tenant, or any other occupants for damage or injury to person or property caused by other residents or other persons. Tenant and Landlord agree to indemnify, defend, and hold Association harmless from and against any claims for damages whatsoever, including negligence claims, relating directly or indirectly to the Tenant's use of the premises this Addendum or from any activity or work permitted by Landlord or Tenant in or about the premises unless the Association is adjudicated to be grossly negligent. In addition, Landlord and Tenant acknowledge and agree that Association is not liable for personal injury, or damages to Tenant's personal property, from theft, vandalism, fire, water, rains t o r m s , smoke, explosions, or other causes.

7. Landlord and Tenant hereby waive trial by jury in any action, proceeding or lawsuit arising out of the Lease or this Addendum.
8. No amendment or modification to the Lease or this Addendum shall be valid unless in writing and signed by the party against whom enforcement is sought. This Lease and Addendum are governed by and construed in accordance with the laws of the State of Florida, both substantive and remedial without regard to Florida's conflict of law jurisprudence. Venue for any action, proceeding, or litigation arising out of or concerning this Lease or where this Lease is relevant evidence must be in a State, County or Circuit Court, as appropriate, in Broward County, Florida, to the exclusion of all other venues and the parties expressly waive their right to venue elsewhere.
9. If Landlord is delinquent in the payment of any regular or special assessment, or any installment thereof, or any other charge or fee owed to the Association, including but not limited to fines, late fees, interest, or attorneys' fees ("Costs"), Association has the right to require Tenant to pay any Rent due under the Lease to Association to offset any such delinquent assessments or other Costs. Any such payment from Tenant to the Association shall be deemed to be a full and sufficient payment of Rent to Landlord in accordance with the Lease. Tenant shall be discharged from any obligation to pay such amounts directly to the Landlord, so long as such payments are made to the Association, until Landlord's delinquency to the Association is fully cured. Tenant shall begin making such payments upon receipt of a letter signed by an authorized officer of the Association, or the Association's attorney, demanding payment from the Tenant, and shall continue making such payments in monthly installments equal to monthly installments of Rent due pursuant to the Lease until advised in writing that the payments no longer need be made to the Association. Landlord hereby assigns to the Association the right to take legal action for non-payment of Rent, including the right to terminate the Lease, evict Tenant, and obtain possession of the Premises, as set forth above, if Tenant fails to pay the Association any amounts due pursuant to this Paragraph. Landlord by execution of this Addendum, permits the Association to reveal any delinquencies to Tenant for this purpose. Without limitation, the Association may avail itself of such right to terminate the Lease and evict the Tenant pursuant to Chapter 83 and/or 51 of Florida Statutes, and Landlord hereby appoints the President of the Association as Landlord's attorney-in-fact for such purpose as elsewhere herein provided. This right of Association is cumulative and in addition to any and all other rights or remedies Association has against Tenant or Landlord. Moreover, failure of the Landlord to comply with the demand shall constitute a material breach of this Addendum and the Lease.
10. Landlord understands, acknowledges, and agrees that he/she shall have no right of use of the condominium property during the term of this Lease, except as the guest of another resident.

11. The association does not discriminate in the terms and conditions of rental of units based upon any protected classification by state, local or federal law.

12. Landlord and Tenant hereby acknowledge, agree, and understand that Association's execution of this Lease Addendum does not cause the Association to undertake any obligations whatsoever as Landlord. The association is only a party to the extent of its rights to enforce the Governing Document by collecting rent, eviction or otherwise.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the date last aforesaid.

POMPANO AEGEAN CONDOMINIUM ASSOCIATION, INC.	TENANT
	OWNER/LANDLORD



RENTER(S) FAMILY TREE/INFORMATION FORM

UNIT #. _____ OWNER'S NAME(S) ON WARRANTY DEED _____

RENTER(S) NAME ON LEASE _____

LEASE PERIOD FROM _____ TO _____

RENTER(S) HOME ADDRESS IF OTHER THAN THE AEGEAN _____ PARKING SPACE NUMBER: _____

LOCAL TELEPHONE _____ OUT OF STATE TELEPHONE _____

AUTO TAG# _____ STATE _____ YEAR/MAKE/COLOR _____

PRIMARY EMAIL: _____ OTHER EMAIL: _____

EMERGENCY CONTACT:

NAME _____ RELATIONSHIP _____

ADDRESS _____ TELEPHONE _____

LIST IMMEDIATE FAMILY MEMBERS AUTHORIZED TO VISIT OR USE YOUR UNIT OVERNIGHT IN RENTER'S ABSENCE WHO PRESENT VALID IDENTIFICATION UPON ARRIVAL.

NAME _____ RELATION _____ AGE _____

SPOUSE: _____ RELATION _____

ADDRESS _____ PHONE # _____

NAME _____ RELATION _____ AGE _____

SPOUSE: _____ RELATION _____

ADDRESS _____ PHONE # _____

NAME _____ RELATION _____ AGE _____

SPOUSE: _____ RELATION _____

ADDRESS _____ PHONE # _____

NAME _____ RELATION _____ AGE _____

SPOUSE: _____ RELATION _____

ADDRESS _____ PHONE # _____

NAME _____ RELATION _____ AGE _____

SPOUSE: _____ RELATION _____

ADDRESS _____ PHONE # _____

SECURITY OFFICE HAS MY PERMISSION TO ACCEPT UPS OR OTHER DELIVERIES: YES _____ NO _____

RESIDENT SIGNATURE _____ DATE _____

RESIDENT SIGNATURE _____ DATE _____



1010 South Ocean Blvd
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P: 954-782-2800
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**GENERAL ABRIDGED RULES AND INFORMATION MUST BE READ AND SIGNED
PLEASE MAKE ALL VISITORS/RENTERS AND FAMILY MEMBERS AWARE OF THE RULES AND
REGULATIONS.**

- Medeco keys are required for entrance to building and for beach access. The Management Office and Security force cannot and will not supply a key from the emergency key file or take possession.
- Access to the Pool, Jacuzzi or Beach is best served by using elevators at the East end of building. Read the rules at the Pool and Jacuzzi. There are no life guards. Children under the age of 16 years old must have adult supervision. No one under the age of 16 is allowed in the Jacuzzi. It is Florida Law that you must shower before entering the Pool or Jacuzzi. There are showers located near the Pool Area and when returning to the building. Showers are also located on lower level for both men and women, including the bathrooms (also for persons using the Pool) and Saunas; Medeco Key is required. We now have chairs and lounges at the beach area for your use, but they must be returned to the palm tree area. There are no exceptions.
- You must wear cover ups, shirts and footwear at all times in the building.
- There is **NO FOOD** to be consumed in the Pool or Jacuzzi area. There is ample space in the BBQ area where grills are located for your convenience.
- **Cooking on balconies is strictly forbidden.** NOTHING may be hung over the railings on balconies. Violation of these rules will result in fines being assessed to the Owner.
- Located in the second floor lounge is a Pool Table and Table Tennis (Ping Pong). All equipment can be obtained from Security Office with a \$5.00 security deposit, which is refunded when equipment is returned. No children under the age of 16 without adult supervision.
- The lounge area has a library with books, puzzles, games, etc... Please return all items when finished.
- The Kitchen facilities may be used and permission must be obtained from the Office. Rules are extensive and a deposit is required.
- Bathrooms are located on the second floor past library.
- Luggage carts are available at Security to assist you in loading or unloading personal belongings or food to your temporary apartments. Returnable deposit of \$5.00 is required.
- Trash, garbage, etc.. must be in tied plastic bags and put down the trash chute in the room located next to the West elevators. Please keep aluminum cans, glass, plastic separate and deposit in recycle bins.

I ACKNOWLEDGE RECEIVING A COPY OF THE AEGEAN ABRIDGED RULES AND INFORMATION.

Date: _____

Guest/Tenant Name _____ Guest/Tenant Phone No. _____

Guest/Tenant Name _____ Guest/ Tenant Phone No. _____

Owner Name _____ Owner Name _____

Relation to Owner _____ Owner Phone No. _____

**** PLEASE COMPLETE, SIGN AND RETURN BY EMAIL TO ADMIN@POMPANO-AEGEAN.COM OR BY FAX TO 954-782-2814 CC: SECURITY OFFICE****